

City Council
Atlanta, Georgia

08-0-0311

AN ORDINANCE
BY: ZONING COMMITTEE

Z-08-08
Date Filed: 01-18-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **113 Brown Avenue, S.E.**, be changed from the R-4 (Single-family Residential) District to the R-4 B (Single-family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 57, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Deed Book 31891 Pg 567
Filed and Recorded Feb-19-2008 12:28pm
2002-0054039
Real Estate Transfer Tax \$0.00
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

RECEIVED
JAN 18 2008
Bureau of
Planning

Z-08-008

The Hubert Title Company
66 Peachtree Way, N.E.
Atlanta, Georgia 30305-3736

CORRECTIVE WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

This INDENTURE, Made this 13th day of February in the year of Our Lord Two Thousand Two between

Shaikh Abdul Shakur f/k/a Leonard M. Arnold d/b/a The Nasari Service Center for Blind and Handicapped

of the County of FULTON, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Willie E. Jones

of the County of FULTON, and State of Georgia, as party of parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold aliened, conveyed and confirmed, and by these presents does grant bargain, sell, alien, convey and confirm unto the said Grantee the following:

All that tract or parcel of land lying and being in Land Lot 57 of the 14th District of originally Henry, now Fulton County, Georgia, and described as follows:

Lot numbers 158 and 160 of the Campbell Wallace, Jr., Subdivision, and recorded in Deed Book C-3, Page 635, Fulton County, records; COMMENCING at a point on the south side of Brown Avenue one hundred and fifty (150) feet west of the southwest corner of Brown Avenue and Lansing Street, and running thence west along the south side of Brown Avenue one hundred (100) feet to Lot No. 156 of said plat; thence south along said Lot No. 156 one hundred forty-one and seven tenths (141.7) feet to the line of Lot No. 180; thence east along the line of Lots 185 and 187 one hundred (100) feet; thence north along the line of Lot 162 one hundred forty-five (145) feet to point of beginning on Brown Avenue.

This Corrective Deed is made to correct the legal description in the Warranty Deeds recorded in Deed Book 13,962, Page 222, Fulton County, Georgia records and Deed Book 30,198, Page 104, said records and to correct the name of the GRANTOR in those same deeds. Sheik Abdul Shakur (f/k/a Leonard M. Arnold) was the sole proprietor of the unincorporated business known as The Nasari Service Center for Blind and Handicapped and conducted business under that trade name. No other parties or persons had an interest in that business.

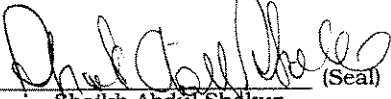
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JAN 18 2008
Bureau of
Recording

2-08-008

TO HAVE AND TO HOLD with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

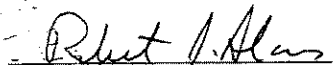
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.


(Seal)
Shaikh Abdul Shakur
f/k/a Leonard M. Arnold and
d/b/a The Nasari Service Center
for Blind and Handicapped



Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

My commission
exp 8/31/2003